

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting October 21, 2010 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote  
Commissioner Gerard Frappier  
Commissioner David Lahousse  
Commissioner Janet Lemieux  
Commissioner Gerard Remillard

Vice-Chairman Charles Baldelli -absent  
Commissioner Normand Laliberte – absent  
Deputy Director, Duncan Speel  
Robert Kulik, Executive Director  
Attorney Howard Croll

2. Good and Welfare for the Audience - None

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3. Chairwoman Cote asked for a motion to accept the minutes of the meeting of September 16, 2010. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

Commissioner Lemieux asked about the processing of a buy-back vacation check. The Deputy and the Director responded.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote - Abstain  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

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4. Chairwoman Cote asked for a motion to approve the bills paid for the month of September 2010. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

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5. Chairwoman Cote asked for a motion to accept and place on file the Communications and Interest of the Authority. A motion was made by Commissioner Remillard and seconded by Commissioner Frappier.

Commissioner Lemieux asked if there had been a response to Andrea Bicki. The Director said yes. The Director spoke further about the City’s request for HUD Form 52267 for the last three years. There was some further discussion among Commissioners Lemieux, Frappier, Lahousse and the Director about exactly what information the City is looking for.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

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6. Report of the Secretary

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Lemieux and seconded by Commissioner Lahousse.

The Director spoke about current positive financial reports and said he would be using some of the money to refurbish some of the WHA offices which are in need of new furniture. The Commissioners holiday dinner is on December 16 at 5:30 at The Old Canteen restaurant. The staff luncheon is at noon on December 10<sup>th</sup> at Crystal Lake Country Club; Commissioners are invited to attend. The Director thanked the Chairwoman for her observations about the bathroom renovations at Parkview Manor. Commissioner Lemieux asked if the WHA has had any response to its response to the SAC. The Director said no and stated that he was preparing to send a second letter. Commissioner Frappier congratulated the Director, Deputy and staff for its “high-performer” ranking from HUD. He asked for this information to be publicized. The Director said that the designation means we are doing a good job managing the properties, but does not mean that the buildings are not obsolete. The Director discussed the stipulation for receiving the \$4.5 million in emergency funds which is that the WHA retain the high-rises in need for 20 years. Commissioner Lahousse addressed trying to get some positive public relations info out regarding the fact that the scattered sites that have been sold will now be on the City’s tax roles. There was some further discussion about the WHA always receiving negative press, and the need to get the good news out.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

NAYS

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6B. Report of the Deputy Director

Chairwoman Cote asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

The Deputy submitted his report as written, highlighting that the WHA spends \$1 million a month, much of which goes to people in the City, which is a lot of economic ability being put out into the City, much more than many others are putting out. The City gets a good sum from what the WHA does. The Deputy also discussed the funding that the schools get for each child that lives in public housing in lieu of taxes. Commissioner Frappier asked, for the next meeting, how much the federal government gives to the Woonsocket School district for the children living in WHA public housing for the last three years. Commissioner Lemieux asked for the number of youths in our developments for these same three years. Commissioner Lahousse asked if this was payment in lieu of taxes; yes, based on a federal formula and it is adjusted every year. The Deputy talked about RFPs and job postings being advertised on the new WHA web site. The Deputy discussed a \$215,000 security grant that will be used to upgrade the camera system at Veteran's Memorial. The Deputy explained that the WHA continues working with Family Resources; most recently on a Choice Neighborhoods grant, but we did not have the time or resources to put the grant together soon enough. We will continue to look at other grant options.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

6C. Reports of Direct Staff, Legal and Financial

Chairwoman Cote asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial, for purposes of discussion. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

Commissioner Lemieux asked about the WHA collecting delinquent rents for previous landlords for current residents of the Section 8 program, loaning funds to pay former landlords. The Deputy explained that we do try to collect those rents or damage charges for previous landlords of subsidized housing, particularly other housing authorities, or our own public housing units for tenants who have now moved into our Section 8 property. There was discussion among Commissioner Lemieux, the Deputy and the Director. Commissioner Frappier interjected that the original question was does the WHA load money, and the answer is no.

Commissioner Lahousse asked about the lighting situation at the top of Morin Heights, for security reasons. He said lights have been turned off there and it is now pitch black.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

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7. Report of Committees

None

8. Unfinished Business

None

9. New Business

A. Chairwoman Cote asked for a motion to receive and place on file Resolution #1076 – Approval of Sale of Scattered Sites at Jacob Lane and Aldrich Street. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

B. Chairwoman Cote asked for a motion to receive and place on file Resolution #1077 – Approval of Sale of Scattered Sites at Transit and Globe Streets. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

C. Chairwoman Cote asked for a motion to approve the purchase of a new dump truck for Veteran’s Memorial. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

Commissioner Remillard asked about the current truck. We are trading in a 2000 dump truck that needs extensive repairs.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Lemieux  
Commissioner Remillard

## 10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse at 5:24 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director